

NOTICE OF PASSAGE OF RESOLUTION OF INTENTION
HIGHWAY 93 ZONING DISTRICT

The Board of Commissioners of Flathead County, Montana, hereby gives notice pursuant to Section 76-2-205(5), M.C.A., that it passed a resolution of intention (Resolution No. 837 CK) on January 12, 2016, to change the zoning designation in a portion of the Highway 93 North Zoning District from SAG-10 (Suburban Agricultural) to R-2.5 (Rural Residential).

The boundaries of the area proposed to be amended from SAG-10 to R-2.5 are described as Tract A (Lester): Tract 1 of Certificate of Survey No. 19632, located and being in the Southeast Quarter of Section 19, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana. Tract B (Fredenberg): Parcel 1 of Certificate of Survey No. 15652, located and being on the Southeast Quarter of Section 19, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana.

The properties are located at 2280 and 2288 Whitefish Stage near Kalispell, MT, on approximately 81.55 acres.

The proposed change would generally change the character of the zoning regulations applicable to the property from those intended to provide and preserve agricultural functions and to provide a buffer between urban and unlimited agricultural uses, encouraging separation of such uses in areas where potential conflict of uses will be minimized, and to provide areas of estate-type residential development, to regulations intended for rural, primarily residential areas where larger, estate-type lot sizes are appropriate and agricultural/silvicultural/horticultural operations are a decreasingly viable land use. The SAG-10 classification has a minimum lot size of 10 acres; a change to R-2.5 would result in a minimum lot size of 2.5 acres.

The regulations defining the SAG-10 and R-2.5 zones are contained in the Flathead County Zoning Regulations, on file for public inspection at the Office of the Clerk and Recorder, Courthouse, 800 South Main, Kalispell, Montana, at the Flathead County Planning and Zoning Office, 1035 1st Avenue West, Kalispell, Montana, and on the Flathead County Planning and Zoning Office's website, at: http://flathead.mt.gov/planning_zoning/downloads.php. Documents related to the proposed zone change are also on file for public inspection at the Office of the Clerk and Recorder and the Flathead County Planning and Zoning Office.

For thirty (30) days after the first publication of this notice, the Board of Commissioners will receive written protests to the change proposed for a portion of the Highway 93 North Zoning District from persons owning real property within Flathead County whose names appear on the last completed assessment roll of Flathead County and who either are registered voters in Flathead County or execute and acknowledge their protests before a notary public.

DATED this 12th day of January, 2016.

BOARD OF COUNTY COMMISSIONERS
Flathead County, Montana

By: /s/ Pamela J. Holmquist
Pamela J. Holmquist, Chairman

Publish on January 27 and February 3, 2016.